

**MINUTES OF MEETING
BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Beach Road Golf Estates Community Development District held a Regular Meeting on September 18, 2023 at 1:00 p.m., at the Bonita National Golf and Country Club, 2nd Floor of the Clubhouse, 17671 Bonita National Blvd., Bonita Springs, Florida 34135 and via Zoom at <https://zoom.us/j/94341134325> and telephonically at 1-305-224-1968, Meeting ID 943 4113 4325, for both.

Present at the meeting were:

Barry Kove	Chair
Daniel DiTommaso	Vice Chair
Joseph Grillo	Assistant Secretary
Timothy Vanderhyden	Assistant Secretary
Denise Kempf	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Shane Willis	Operations Manager
Greg Urbancic (via phone/Zoom)	District Counsel
Dave Underhill (via phone/Zoom)	District Engineer
Stu Fuhrmann	Resident/Valencia Liaison
Nancy Dagher	Bonita National Membership & Lifestyle DIR
Kristi Wadhams	HOA President/Resident
Peter Serena	General Manager
Jim Werbeck	HOA/Facilities Committee
Ellen Shay	Resident
Jeff Cutler	Resident
Dan Wester	Resident
Other residents	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Willis called the meeting to order at 1:00 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Chairman's Opening Comments

Mr. Kove welcomed all meeting attendees and stated the three-minute rule will be enforced during public comments to ensure that the meeting goes smoothly.

THIRD ORDER OF BUSINESS

Public Comments (3 minutes per speaker)

Mr. Willis stated that there are six participants on Zoom.

No members of the public spoke.

FOURTH ORDER OF BUSINESS

Discussion/Update: LandCare Landscaping Maintenance

Mr. Kove discussed the following items:

➤ GFI issues are consistently being reported from within the community, around the lakes, and a few residents and Board Members attempted to reset the issues on their own.

Asked if the lake maintenance contractor repaired anything, Mr. Willis stated a report is pending but it seems as though the GFI issues are sprinkler-related.

➤ A few residents reported seeing algae in some of the lakes. The lake maintenance vendor was notified and the issue is being addressed. Board Members will keep residents updated on when the vendor will be on site and which locations will be sprayed.

➤ Littoral planting was completed in all lakes except in Lake 23 and half of Lake 24.

Mr. Willis responded to questions about when the littoral project will be completed, why enough littorals were not ordered and if an amount for additional littorals can be approved, pending a proposal. Mr. Kove voiced his opinion that the Board should approve it and move forward.

➤ Earlier today, a missing reflector, in front of the speed hump on West Meath and Bonita National Boulevard. was replaced.

Mr. Kove asked when the contractor can start repainting the crosswalks and stop lines. Mr. Willis stated he is securing a proposal and trying to combine it with the speed hump installation.

Regarding the speed humps and stop signs, Mr. Kove stated the Facilities Committee changed direction a few times over the last few months and the Board would like to re-evaluate it to make sure all are in agreement and take a vote to move forward. At this moment, based

on a conversation with Mr. Werbeck, the golf course is not interested in installing any arms to enter the maintenance area; however, they are in favor of solar lights, which Mr. Adams and Mr. Willis are working on.

Mr. Willis stated three vendors will be hired for the lighting work, including AV Tech who specializes in landscape lighting and Collier Paving for the electrical portion. He hoped to have AV Tech’s proposal and the pricing for the supplies and materials by the next meeting. He confirmed that the lights will have motion sensors within a 15’ range.

Mr. Kove thanked LandCare for trimming some of the hedges. He asked them to trim the hedges near the facility across from the 10th green due to line of sight concerns.

Mr. Kove recalled previous discussion about stop signs and stated that the Facilities Committee recommends installing a three-way stop sign at the corner of Wicklow and Cherrywood and on Antrium and Cherrywood. The Chair and Staff evaluated the street and understand the request. Mr. Kove voiced his opinion that the Board should discuss this item further and then take a vote on whether to approve installation of the three-way stop signs on both corners. The goal is to make sure both corners are safe and to curtail speeding.

Discussion ensued regarding the logic behind the three-way stop sign recommendation, whether the City will approve the stop signs, ongoing speeding, whether any accidents have occurred at the intersections, rolling stops, installing a camera, the speed limit sign, instructing golf maintenance crews to be more careful and who has the right-of-way at the flashing light.

On MOTION by Mr. Kove and seconded by Mr. Vanderhyden, with Mr. Kove, Mr. Vanderhyden, Mr. Grillo and Mr. DiTommaso in favor and Ms. Kempf dissenting, installing a three-way stop sign at the corner of Antrium and Cherrywood, was approved. (Motion passed 4-1)

On MOTION by Mr. Kove and seconded by Mr. DiTommaso, with Mr. Kove, Mr. DiTommaso, Mr. Grillo and Mr. Vanderhyden in favor and Ms. Kempf dissenting, installing a three-way stop sign at the corner of Wicklow and Cherrywood, was approved. (Motion passed 4-1)

Mr. Willis stated the project will likely take two to three months, excluding the City’s involvement.

Mr. Willis stated additional littorals will cost approximately \$2,000 for both lakes.

On MOTION by Mr. Kove and seconded by Mr. Grillo, with all in favor, purchase and installation of additional littoral planting, in a not-to-exceed amount of \$2,000, was approved.

In response to a question regarding when the issue near the golf maintenance area will be completed, a LandCare representative stated that the hedges will be cut back tomorrow.

Mr. Kove stated it is necessary to finalize the locations of the speed humps. The consideration is to place them 50’ prior to the crosswalk, on both sides, similar to the placement at Cookstown and Bonita National Boulevard.

Discussion ensued regarding installation costs, funding, the location, the City, approval by a District Engineer, permitting and the design criteria.

On MOTION by Mr. Kove and seconded by Mr. DiTommaso, with all in favor, designating \$75,000 for the installation of speed humps on Bonita National Boulevard before and after the specified intersection, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Appraisal for Panther Mitigation Property

Mr. Adams presented an Appraisal of Real Property Report for the Panther Mitigation Property, prepared by Integra Realty Resources (IRR). He stated the CDD is the actual owner of the property, which was appraised at \$640,000, recognizing the encumbrance of the property with the conservation easement that requires the property remain in its natural state or utilized for agricultural purposes only. The encumbrance was placed on the property following the last transaction with Lennar Homes for \$1 million.

SIXTH ORDER OF BUSINESS

Authorization of Request for Qualifications (RFQ) for Engineering Services

Mr. Adams stated a second item to consider related to the Panther Mitigation Property is to have Johnson Engineering review the property and documents and confer with a few

agencies regarding any hurdles in selling the property to a cattle farmer. The Report is almost completed. He asked if the Board is amenable to allowing Staff to publicize a Request for Qualifications (RFQ) for Engineering Services.

Mr. DiTommaso asked about market value in a land sale and if the CDD can do better than \$640,000 for the land. Mr. Adams stated possibly, if there is a response to a surplus sale advertisement declaring the property as surplus property on behalf of the Beach Road Golf Estates CDD. Asked what happens to the net proceeds if a land sale is finalized, Mr. Adams stated the distribution of the net proceeds goes back to the four communities that are part of the cost-share Interlocal Agreement. Asked if the land is on the balance sheet, Mr. Adams replied affirmatively.

Mr. Urbancic and Mr. Adams responded to questions regarding negotiability of the Attorney’s fees, the conservation easement, potential buyers viewing the property, the low appraisal amount, keeping the land, permit compliance, wildlife on the property, adding the proceeds to the General Fund and proceeding with the sales transaction.

On MOTION by Mr. Kove and seconded by Mr. Grillo, with all in favor, authorizing Staff to advertise the Request for Qualifications for Engineering Services and prepare competitive selection criteria totaling 100 points, was approved.

SEVENTH ORDER OF BUSINESS

Continued Discussion/Update: Beach Road/Sidewalk Lighting Projects

Mr. Adams stated the vendor confirmed that payment was received and scheduling is underway. Asked if Staff communicated to the vendor, in writing, that, per the City, the overheads need to be taken down by the end of October, Mr. Adams replied affirmatively. Asked who will be responsible for a monetary violation if the overheads are not taken down, Mr. Adams stated the CDD would be responsible.

Discussion ensued regarding keeping the two lights in front of the fire station, sidewalk lighting poles, project costs and the CDD’s agreement with Florida Power & Light (FPL).

Mr. Kove stated the Board and Staff have done all they can to make sure the lighting that will be installed will be deemed satisfactory by everyone.

EIGHTH ORDER OF BUSINESS

Continued Discussion: Additional Speed Hump

This item was addressed during the Fourth Order of Business.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of July 31, 2023

Mr. Adams presented the Unaudited Financial Statements as of July 31, 2023.

The financials were accepted.

TENTH ORDER OF BUSINESS

Approval of August 21, 2023 Public Hearing and Regular Meeting Minutes

Mr. Willis presented the August 21, 2023 Public Hearing and Regular Meeting Minutes. He stated that Board Members emailed their corrections.

On MOTION by Mr. Grillo and seconded by Mr. Kove, with all in favor, the August 21, 2023 Public Hearing and Regular Meeting Minutes, as amended to include changes previously emailed to District Management, were approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Coleman, Yovanovich & Koester, P.A.

B. District Engineer: Banks Engineering, Inc.

There were no District Counsel or District Engineer reports.

C. District Manager: Wrathell, Hunt and Associates, LLC

- **NEXT MEETING DATE: October 16, 2023 at 1:00 PM**

- **QUORUM CHECK**

All Supervisors confirmed their attendance at the October 16, 2023 meeting. Supervisor Kove will attend via telephone.

D. Field Operations: Wrathell, Hunt and Associates, LLC

The Field Operations Report was included for informational purposes.

Mr. Willis reported the following:

- The damaged street sign will be installed by Lykins-Signtek on September 22, 2023.
- Mr. Willis distributed the MRI Pipe Inspection Results Report and presented two pipe cleaning/repair proposals totaling \$40,000.

Discussion ensued regarding the MRI Report, the proposals and the not-to-exceed amount.

Resident John Warton asked for an update on the replacement of a street sign on Wicklow and Bonita National.

A resident stated LandCare does not remove leftover debris after cutting the grass on Bonita Beach Road. Mr. Willis will ask LandCare to make a better effort to remove the debris.

Mr. Willis will send a copy of the Report to Ms. Kempf.

On MOTION by Mr. Kove and seconded by Mr. Grillo, with all in favor, the MRI proposals for pipe cleaning and repairs, in a combined not-to-exceed amount of \$42,000, were approved.

TWELFTH ORDER OF BUSINESS

**Audience
Requests**

Comments/Supervisors'

Mr. Willis stated there were no comments for the seven participants on Zoom.

A Board Member asked if the sewers were inspected outside the gate on Bonita National. Mr. Willis replied affirmatively.

Discussion ensued regarding clogged sewers, pressure washing and maintenance responsibility for the Village Walk.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Kove and seconded by Mr. Grillo, with all in favor, the meeting adjourned at 2:43 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair